



City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

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www.planning.city.cleveland.oh.us

Planning Commission Agenda

Friday, April 26, 2019

DRAFT

Room 514, Cleveland City Hall, 9:00am

ZONING MAP AMENDMENTS

1. Ordinance No. 514-2019(Ward 3/Councilmember McCormack): Establishing a zero foot Mapped Building Setback from the property line along the southern side of Carter Road between Riverbed Street and the eastern property line of PPN# 004-26-040.

LOT CONSOLIDATIONS/SPLITS

1. For PPNs# 006-20-066 & -065
Project Addresses: 2021 & 2025 West 45th Street
Project Representative: Greg Sattler, Property Owner
2. For PPNs# 004-21-120 & -122
Project Address: 926 Fruit Avenue
Project Representative: Erin McNamara, Property Owner

PROPOSED SINGLE-FAMILY DWELLING UNIT - COMPATIBILITY WITH EXISTING NEIGHBORHOOD

1. For PPN# 025-02-005
Project Address: 17816 Allien Avenue
Project Representative: Matt Marotta, Property Owner

NEW TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT

1. For PPN# 003-26-054
Project Address: 3210 Franklin Boulevard
Project Representative: Michael DeCesare, Case Development

MANDATORY REFERRALS

1. Resolution No. 407-2019(Ward 3/Councilmember McCormack): Declaring the intent to vacate a portion of Gehring Avenue.
2. Ordinance No. 438-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Capital Projects to issue a permit to The Convention and Visitors Bureau of Greater Cleveland, Inc. to encroach into the public right-of-way within the Tremont neighborhood with a Pedestrian Wayfinding Sign Program by installing, using, and maintaining eight wayfinding signs and associated electrical duct banks.



3. Ordinance No. 441-2019(Ward 5/Councilmember Cleveland; Ward 7/Councilmember B. Jones): Authorizing the Director of Capital Projects to issue a permit to MidTown Cleveland, Inc. to encroach into the public rights-of-way within the MidTown District by installing, using, and maintaining from 24 to 36 bike racks.
4. Ordinance No. 444-2019(Ward 17/Councilmember Keane): Authorizing the Commissioner of Purchases and Supplies to sell City-owned property no longer needed for public use located adjacent to Old Grayton Road to Canal Road Partners, LLC, for purposes of having clear title to all their structures and assets; and to enter into a purchase and sale agreement.

ADMINISTRATIVE APPROVALS

1. Ordinance No. 409-2019(Citywide - Introduced by Councilmembers Johnson and Brancatelli by departmental request): Authorizing the Director of Capital Projects to issue one or more permits to MCImetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services to encroach into the public right-of-way at various locations in the City of Cleveland by installing, using, and maintaining a wireline fiber optic communications network to include fiber optic cable, to be attached to utility poles (by separate permission of pole owner), duct banks and vaults.
2. Ordinance No. 410-2019(Ward 3/Councilmember McCormack): Authorizing the Director of Capital Projects to issue a permit to Flats Forward to encroach into the public rights-of-way at four locations in the Flats by installing, using, and maintaining four wayfinding signs.
3. Ordinance No. 439-2019(Ward 5/Councilmember Cleveland; Ward 7/Councilmember B. Jones): Authorizing the Director of Capital Projects to issue a permit to MidTown Cleveland, Inc. to encroach into the public right-of-way of the MidTown District by installing, using, and maintaining the MidTown Wayfinding Signage Program.
4. Ordinance No. 440-2019(Ward 5/Councilmember Cleveland; Ward 7/Councilmember B. Jones): Authorizing the Director of Capital Projects to issue a permit to MidTown Cleveland, Inc. to encroach into the public rights-of-way within the MidTown District by installing, using, and maintaining the Asiatown "pie slice" blade signage program.



NEAR WEST DESIGN REVIEW

1. NW2019-007 - Destination Cleveland - Tremont West Wayfinding Signage: Seeking Final Approval
Project Location: Throughout Tremont Neighborhood
Project Representative: Maura Garven, Destination Cleveland
2. NW2019-005 - Electric Gardens Apartment Building New Construction: Seeking Conceptual Approval
Project Location: Near Literary Avenue and West 3rd Street
Project Representative: Aaron Taylor, J Roc Development

SOUTHEAST DESIGN REVIEW

1. SE2019-013 - Derek Owens Memorial Park New Construction: Seeking Final Approval
Project Address: 10404 Parkview Avenue
Project Representative: Dan Bickerstaff, Ubiquitous Design
2. SE2019-015 - Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 12705 Union Avenue
Project Representatives: LaNine Davis, Second Zion Spiritual Temple
Pastor Johnnie Evans Jr., Second Zion Spiritual Temple

EAST DESIGN REVIEW

1. EAST2019-014 - McDonald's Restaurant Renovation: Seeking Final Approval
Project Address: 6332 Broadway Avenue
Project Representative: Ken Esry, Larsen Architects
2. EAST2019-007 - Proposed Demolition of a 2-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 6918 Chambers Avenue
Project Representative: Marilyn Mosinski, Slavic Village DC
3. EAST2019-008 - Proposed Demolition of a 2 ½ -Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 3483 East 65th Street
Project Representative: Marilyn Mosinski, Slavic Village DC



4.	Proposed Demolition of a 2 ½ -Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 6500 Osmond Court Project Representative: Marilyn Mosinski, Slavic Village DC
5.	Proposed Demolition of a 2-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 6508 Osmond Court Project Representative: Marilyn Mosinski, Slavic Village DC
6.	Proposed Demolition of a 2-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 6512 Osmond Court Project Representative: Marilyn Mosinski, Slavic Village DC
7.	Proposed Demolition of a 2 ½ -Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 6525 Osmond Court Project Representative: Marilyn Mosinski, Slavic Village DC
8.	Proposed Demolition of a 3 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 2219 East 101 st Street Project Representative: Debra Wilson, Fairfax Renaissance DC
9.	Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 2271 East 101 st Street Project Representative: Debra Wilson, Fairfax Renaissance DC
10.	Proposed Demolition of a 2 ½-Story Mixed-Use Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances Project Address: 2465 East 79 th Street Project Representative: Woo Jun, City of Cleveland



11. Proposed Demolition of a 2-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 2531 East 55th Street
Project Representative: Woo Jun, City of Cleveland

12. Proposed Demolition of a 2-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 2879 East 64th Street
Project Representative: Woo Jun, City of Cleveland

13. Proposed Demolition of a 4-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 10101 Woodland Avenue
14. Project Representative: Woo Jun, City of Cleveland

EUCLID CORRIDOR DESIGN REVIEW

1. Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 2605 Cedar Avenue
Project Representative: Woo Jun, City of Cleveland

2. Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 2609 Cedar Avenue
Project Representative: Woo Jun, City of Cleveland

3. Hough-Ansel Residences New Construction: Seeking Final Approval
Project Location: Ansel Road and Hough Avenue
Project Representatives: Kevin Belt, Signet Real Estate Group
Aaron Brooker, Signet Real Estate Group
Robert Donaldson, Moody Nolan

4. Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 2024 East 70th Street
Project Representative: Ryan Grass, Grassworks Architecture



DOWNTOWN/FLATS DESIGN REVIEW

1. DF2019-001 - Quicken Loans Arena Transformation Project (now Rocket Mortgage Field House) New Signage: Seeking Final Approval
Project Address: 1 Center Court
Project Representative: Ryan Sickman, Gensler
2. DF2019-012 - Stella Maris Detox Unit New Construction: Seeking Final Approval
Project Address: 1320 Washington Avenue
Project Representative: Bob Bajko, HSB Architects

SPECIAL PRESENTATIONS

1. Transit Oriented Housing Development Recommendations for the Hyacinth Neighborhood
Presenter: Chris Alvarado, Slavic Village DC

SPECIAL PRESENTATIONS - Public Art

1. NW2019-008 - Lucky Park Mural: Seeking Conceptual Approval
Project Location: Professor Avenue and Starkweather Avenue
Project Representative: Deborah Smith, Park Volunteer
2. DF2019-016 - Never, Ever Give Up - CLE Temporary Art Installation for Hart Crane Memorial Park: Seeking Final Approval
Project Location: Columbus Road and Merwin Avenue
Project Representative: Allison Meyer, Artist

DIRECTOR'S REPORT